

Book 2021 Page 3644 Type 06 033 Pages 1 Date 8/30/2021 Time 2:02:57PM

Rec Amt \$7.00

INDX **ANNO** SCAN

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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

Propared by: Jennifer Freeman, Iowa Bankers Mortgage Corporation, 8800 NW 62nd Avenue, Johnston, IA 50131 (515) 286-4236 Return to: Jennifer Freeman, Iowa Bankers Mortgage Corporation, 8800 NW 62nd Avenue, Johnston, IA 50131 (515) 286-4236

3 × 1	TRUSTEE(S) AFFIDAVIT
STATE OF IOWA)
COUNTY OF MADISON) ss:)

I/We, Roxanne L. Beeler, being first duly sworn and under oath state of my/our personal knowledge that:

RE: Lot Two (2) of the Replat of Parcel "B" located in the West Half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-fourth (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 18.72 acres, as shown in Plat of Survey filed in Book 2001, Page 4146 on September 17, 2001, in the Office of the Recorder of Madison County, Iowa. Locally known as: 800 W Turner St, Truro, IA 50257

- 1. I/We are the trustee(s) under the, Roxanne L. Beeler Revocable Trust Agreement dated May 21,2021, to which the above described real estate was conveyed to the trustee(s) by Roxanne L. Beeler, pursuant to an instrument recorded the ____6th__day of __ __July___, ___2021___, recorded in the office of the Madison County Recorder in Book ___ 2763
- 2. I/We are the presently existing trustee(s) under the trust and are authorized to acquire property and borrow funds, and grant mortgages on real property, including that described in Paragraph 1, without any limitation or qualification whatsoever.
- 3. The trust is in existence and I/We as trustee(s) are authorized to transfer the interests in the real estate as described in paragraph 1, free and clear of any adverse claims.
- The grantor to the trust is alive. 4.
- The trust is not irrevocable or, if the trust is irrevocable, none of the 5. beneficiaries to the trust are deceased.

Roxanne L. Beeler

Sworn to and subscribed before me by Roxanne L. Beeler , on this <u>27</u> day of

BRADY SMITH Commission Number 824406 My Commission Expires March 19, 2023

, <u>2021</u>

AUGUST

Notary Public in and for the State of Iowa